



LOCATION.
commercial real estate

2001 PARK AVENUE | ST. LOUIS, MO

FOR LEASE OR SALE | 1ST FLOOR 2,030 SF FORMER RESTAURANT |
MIXED-USE BUILDING

2001 PARK AVENUE

ABOUT THE LISTING



EXCEPTIONAL OPPORTUNITY AT 2001 PARK AVENUE - A HISTORIC GEM IN THE HEART OF LAFAYETTE SQUARE, SITUATED DIRECTLY ACROSS FROM ICONIC LAFAYETTE PARK. THIS THREE-STORY, MIXED-USE BUILDING IS AVAILABLE FOR SALE AT \$1,200,000 AND OFFERS A UNIQUE BLEND OF INCOME-GENERATING SPACES AND UPDATED AESTHETICS, ALL WHILE RETAINING ITS CLASSIC CITY CHARM.

THE FIRST FLOOR FEATURES A 2,030 SF FORMER RESTAURANT SPACE AVAILABLE FOR LEASE WITH AN EXISTING 10' HOOD AND THE OPTION TO REDUCE DOWN TO 1,140 SF. IT'S A TURNKEY OPPORTUNITY FOR RESTAURATEURS, WITH ADDITIONAL PATIO SPACE FOR OUTDOOR SEATING, MAKING IT IDEAL FOR ESTABLISHING A VIBRANT DINING SPOT IN ONE OF THE CITY'S MOST CELEBRATED NEIGHBORHOODS.

THE SECOND FLOOR HOSTS AN UPDATED THREE-BEDROOM APARTMENT, WHILE THE THIRD FLOOR PRESENTS A VERSATILE OFFICE SPACE THAT COULD BE TRANSFORMED INTO A THREE-BEDROOM APARTMENT, CATERING TO A VARIETY OF FUTURE USES. THIS PROPERTY COMBINES COMMERCIAL ALLURE WITH RESIDENTIAL COMFORT, ALL IN ONE PREMIER LOCATION.

FOR MORE DETAILS OR TO DISCUSS LEASING OPPORTUNITIES, PLEASE REACH OUT TO OUR BROKERAGE TEAM.



2001 PARK AVENUE NEIGHBORHOOD VIBE



1 mile 3 mile 5 mile

POPULATION	16,110	113,987	252,788
HOUSEHOLDS	8,563	57,243	124,254
EMPLOYEES	19,776	115,075	171,437
AVG HH INCOME	\$103,830	\$88,231	\$83,019

Lafayette Square is one of St. Louis' most charming and historic neighborhoods, known for its beautifully preserved Victorian homes and vibrant, tight-knit community. Centered around the stunning 30-acre Lafayette Park—the oldest public park west of the Mississippi—the area exudes character and charm with its tree-lined streets, elegant architecture, and local businesses that contribute to a lively, walkable atmosphere. Dotted with boutique shops, gourmet restaurants, and cozy cafes, Lafayette Square is both a destination and a thriving neighborhood.

With easy access to downtown St. Louis, nearby universities, and the central corridor, Lafayette Square enjoys a strategic position for retailers aiming to capture a diverse and loyal customer base. The neighborhood's dedicated community organizations and seasonal events keep residents and visitors engaged, creating ongoing opportunities for retailers to connect with an enthusiastic and growing audience. Lafayette Square offers a unique retail environment where history and modern urban energy seamlessly blend, presenting a one-of-a-kind opportunity for retail ventures to flourish.



2001 PARK AVENUE

AREA EATS + HOT SPOTS



Park Avenue
COFFEE



SQWIRES
Historic
Lafayette Square
RESTAURANT

CLEMENTINE'S
Historic Lafayette Square
CREAMERY

eleven | eleven
MISSISSIPPI



VICINI
PASTARIA

BAILEY'S
CHOCOLATE BAR



CITYPARK

Enterprise
CENTER

AMERICA'S
CENTER

BUSCH
STADIUM

CITY
FOUNDRY
PUBLIC STL MARKET

ALAMO
DRAFTHOUSE CINEMA

CITY WINERY

FRESH THYME
MARKET

Puttshack
BAR • DINING • MINI GOLF



TARGET

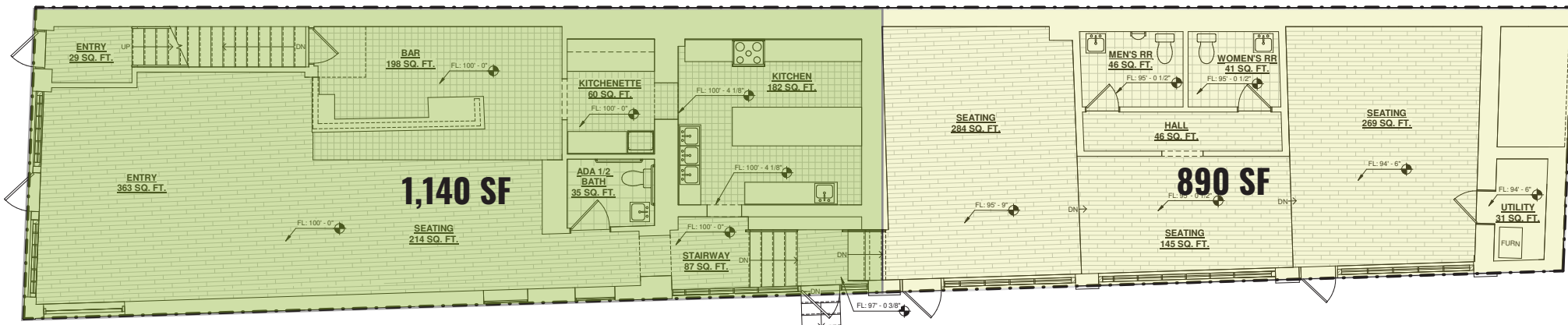


TOPGOLF

IKEA
CORTEX
innovation community

2001 PARK AVENUE

1ST FLOOR RESTAURANT FOR LEASE



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



TOTAL SQUARE FOOTAGE: 2,030 SQ. FT.

2,030 SF (POTENTIAL TO DEMISE DOWN TO 1,140 SF) FOR LEASE

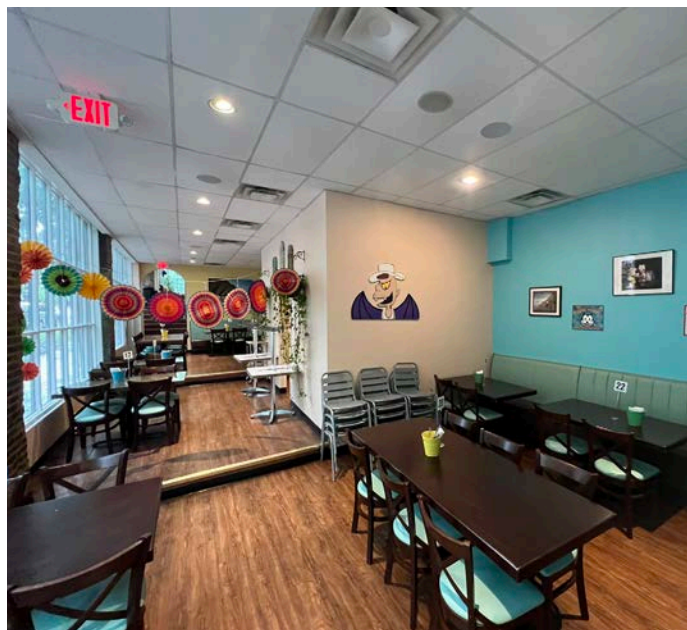
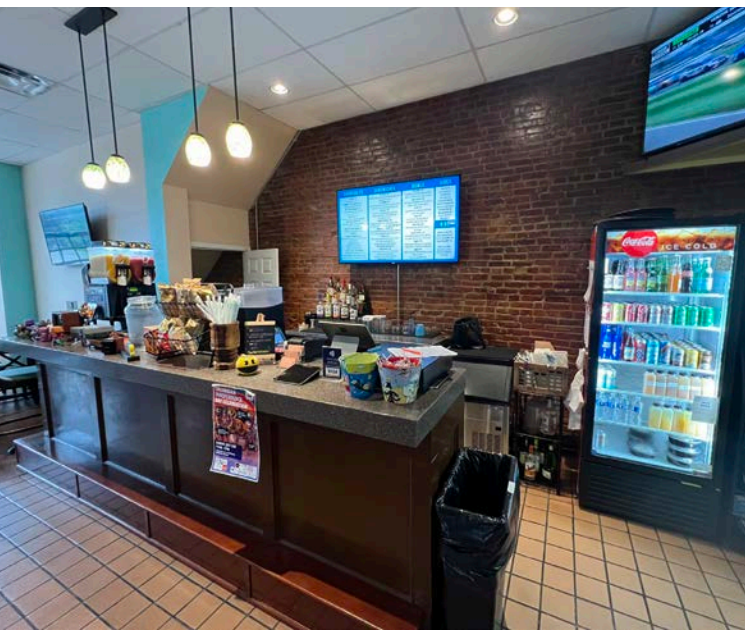
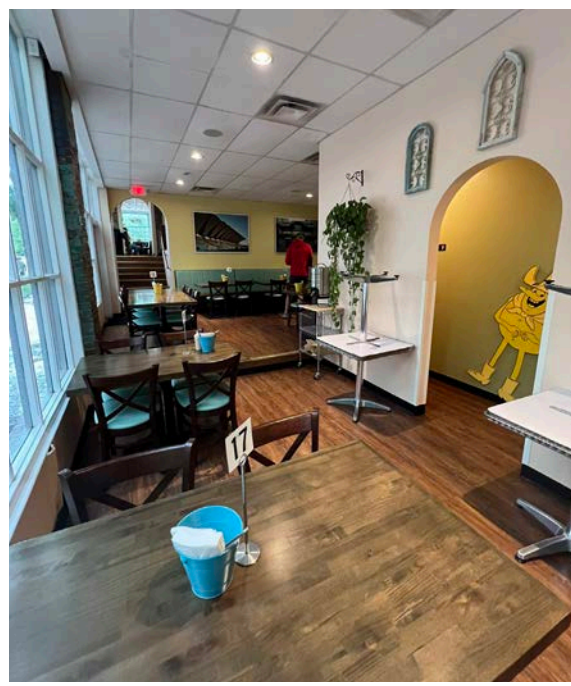
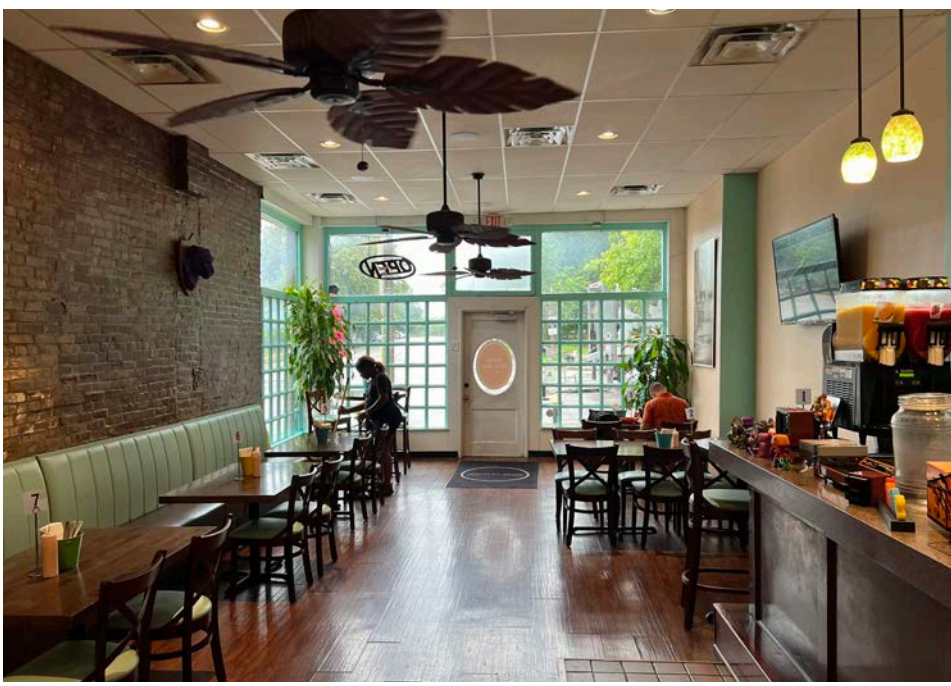
FORMER RESTAURANT WITH 10' EXISTING HOOD

PATIO SPACE AVAILABLE

PREMIER LOCATION IN LAFAYETTE SQUARE DIRECTLY ACROSS FROM LAFAYETTE PARK

CONTACT BROKER FOR PRICING

2001 PARK AVENUE 1ST FLOOR PHOTOS

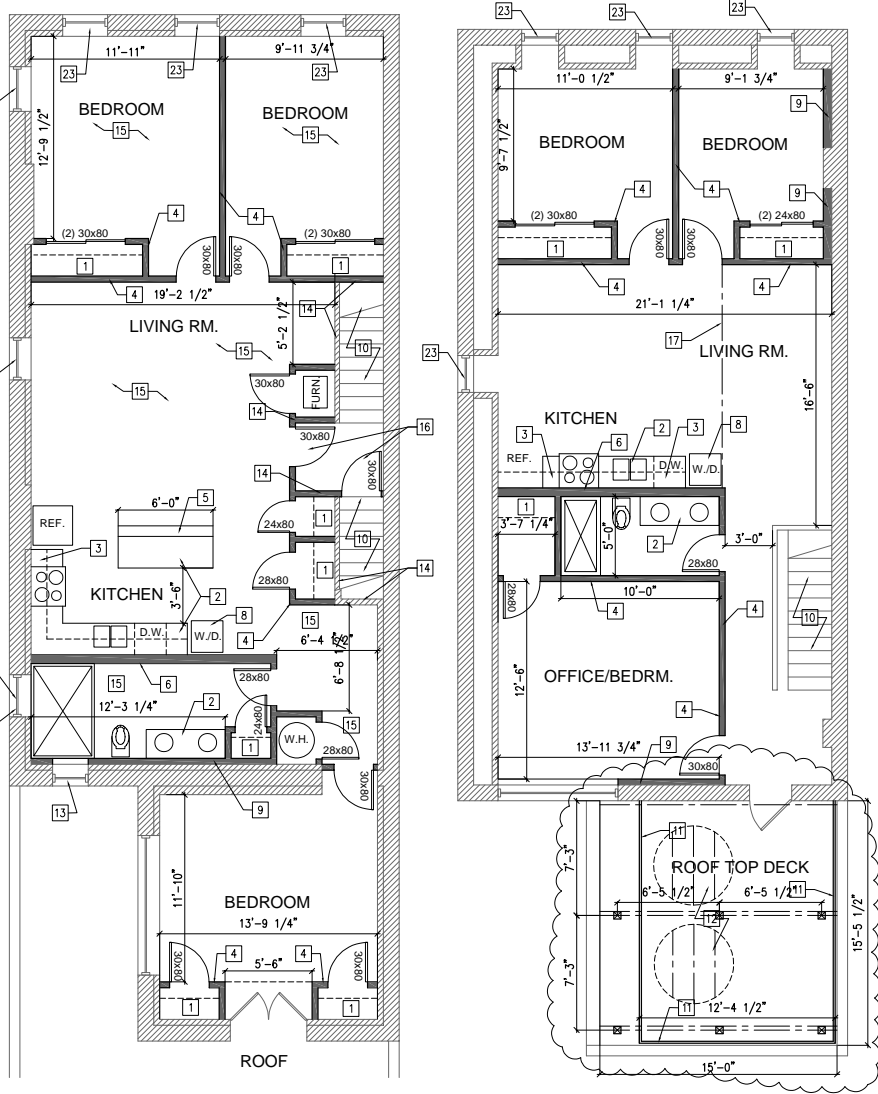


2001 PARK AVENUE

FOR SALE MIXED USE



NOTE:
 NO WORK TO BE DONE ON FIRST FLOOR
 RETAIL SPACE. EXISTING RATED
 CEILING/FLOOR STRUCTURE TO BE LEFT
 AS-IS AND UNTOUCHED TO MAINTAIN
 EXISTING FIRE SEPARATION ASSEMBLY



A1
A-1
 NEW SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

A4
A-1
 NEW THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

- **3 STORY MIXED-USE BUILDING FOR SALE**
 - 1ST FLOOR RETAIL | RESTAURANT
 - 2ND FLOOR 3 BED | 1 BATH APARTMENT
 - 3RD FLOOR OFFICE SPACE WITH ABILITY TO CONVERT TO 3 BED | 1 BATH APARTMENT
 - 8,424 GROSS SQUARE FEET (INCLUDING BASEMENT)

- **GUT REHAB OF 2ND AND 3RD FLOORS IN 2020**

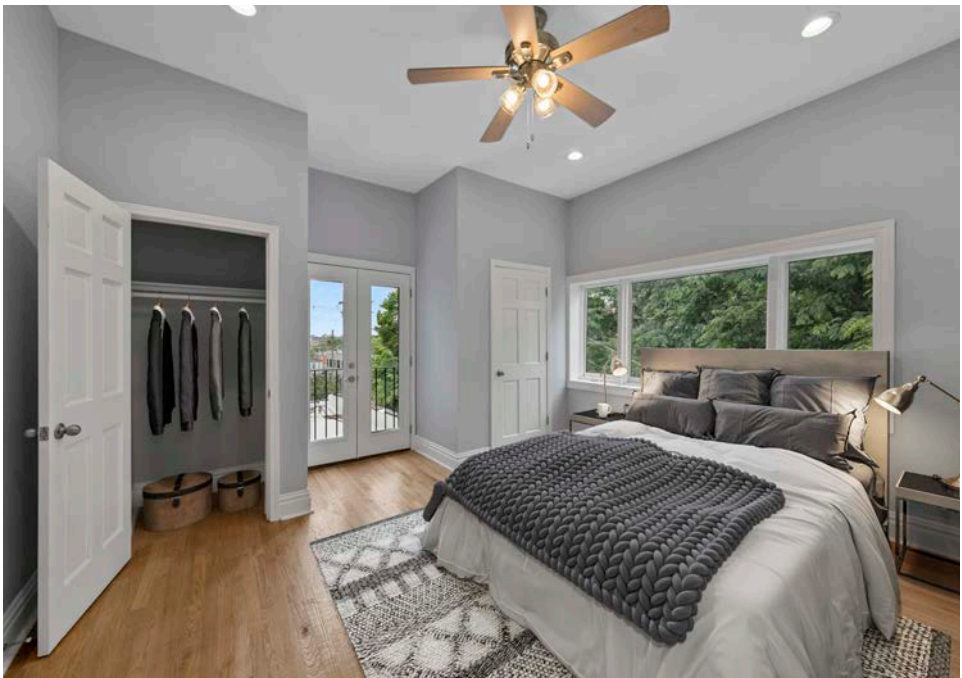
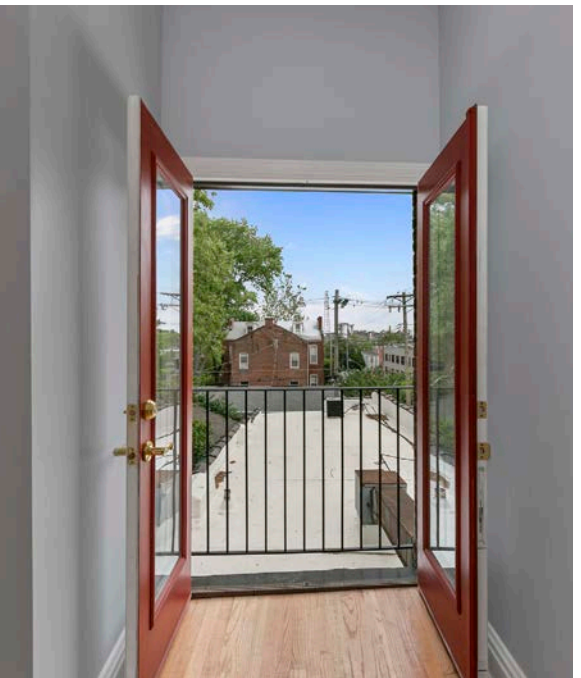
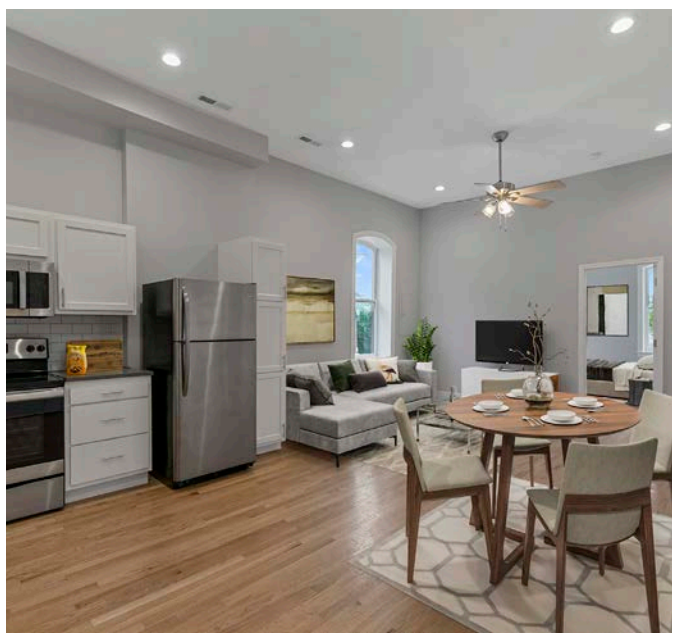
- **EXTERIOR RENOVATION IN 2020 INCLUDES:**

- ALL NEW WOOD WINDOWS ON 2ND AND 3RD FLOOR
- NEW ROOF ON 1ST, 2ND, AND 3RD FLOORS
- NEW GUTTERS
- SPOT TUCKPOINTING ON NORTH AND WEST WALLS
- REPAINT ENTIRE EXTERIOR

SALE PRICE: \$1,200,000

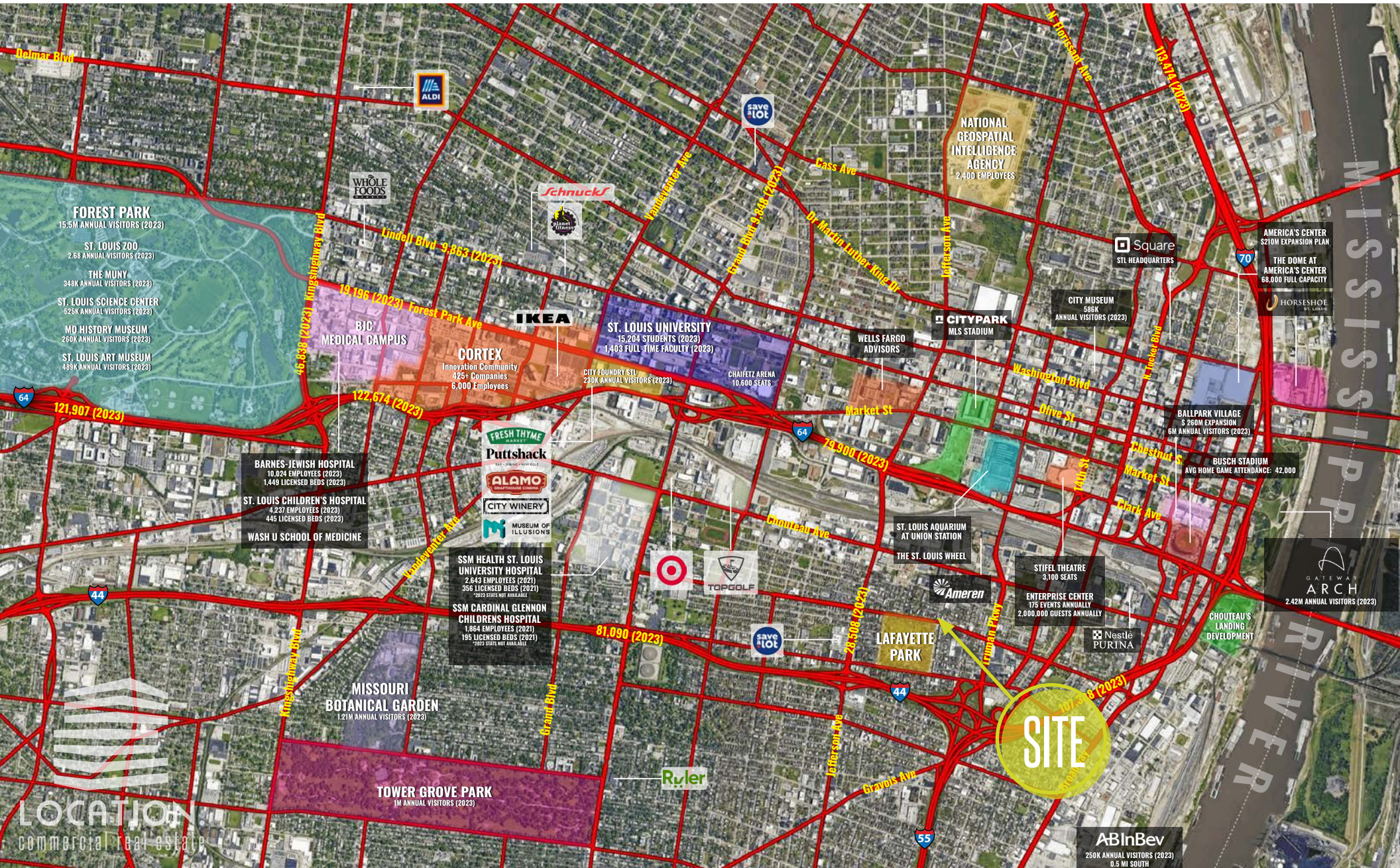
2001 PARK AVENUE

2ND FLOOR APT PHOTOS



M X R E T A I L

M A R K E T A E R I A L



FOREST PARK
15.5M ANNUAL VISITORS (2023)

ST. LOUIS ZOO
2.88 ANNUAL VISITORS (2023)

THE MUNY
348K ANNUAL VISITORS (2023)

ST. LOUIS SCIENCE CENTER
525K ANNUAL VISITORS (2023)

MO HISTORY MUSEUM
260K ANNUAL VISITORS (2023)

ST. LOUIS ART MUSEUM
489K ANNUAL VISITORS (2023)

BARNES-JEWISH HOSPITAL
10,024 EMPLOYEES (2023)
1,449 LICENSED BEDS (2023)

ST. LOUIS CHILDREN'S HOSPITAL
4,237 EMPLOYEES (2023)
446 LICENSED BEDS (2023)

WASH U SCHOOL OF MEDICINE

SSM HEALTH ST. LOUIS UNIVERSITY HOSPITAL
2,843 EMPLOYEES (2021)
386 LICENSED BEDS (2021)
*2023 SEATS NOT AVAILABLE

SSM CARDINAL GLENNON CHILDREN'S HOSPITAL
1,864 EMPLOYEES (2021)
195 LICENSED BEDS (2021)
*2023 SEATS NOT AVAILABLE

MISSOURI BOTANICAL GARDEN
1.21M ANNUAL VISITORS (2023)

TOWER GROVE PARK
1M ANNUAL VISITORS (2023)

ST. LOUIS UNIVERSITY
15,204 STUDENTS (2023)
1,403 FULL-TIME FACULTY (2023)

NATIONAL GEOSPATIAL INTELLIGENCE AGENCY
2,400 EMPLOYEES

SITE

ABInBev
250K ANNUAL VISITORS (2023)
0.5 MI SOUTH

AMERICA'S CENTER
\$210M EXPANSION PLAN

THE DOME AT AMERICA'S CENTER
68,000 FULL CAPACITY

GATEWAY ARCH
2.42M ANNUAL VISITORS (2023)



LOCATION.

commercial real estate

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